Planning Commission

Lake Medina Reserve, Preliminary Plan & Canyon Reserve at Lake Medina Reserve, Phase 1, Final Plat FKA Lake Medina Reserve, Phase 3

Medina Township

Meeting:	August 7, 2019	**Parcel ID:**	026-06D-17-035
App. Nos.:	056-2019-PP (Pre. Plan) 049-2019-FP (Final Plat)	**Zoning:**	UR- Planned Development
		Sublots:	129 (Preliminary Plan) 22 (Final Plat)
Applicant:	Bill Bailey		
Developer:	LMR Acquisitions, Inc.	**Utilities:**	Central water and sanitary sewer
Engineer:	Cunningham & Associates, Inc.	**School Dist.:**	Medina City
Site Area:	86.7 acres (Preliminary Plan) 31.0188 acres (Final Plat)	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

Lake Medina Reserve is located south of Granger Road, east of Foot Road and west of Nettleton Road in Medina Township (see Map 1). The Preliminary Plan proposes 129 sublots and the Final Plat proposes 22 sublots. The Preliminary Plan is substantially consistent with the previously approved Preliminary Plan and the Final Plat is substantially consistent with the proposed Preliminary Plan.

Staff recommends **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Single-family homes
East	R-R Rural Residential	Single-family homes
South	O-C Open Space-Conservation, City of Medina/ U-R Urban Residential	Lake Medina & Single-family homes
West	O-C Open Space- Conservation, City of Medina/U-R Urban Residential	Lake Medina & Single-family homes

Background: The original Preliminary Plan was approved by the Medina County Planning Commission (MCPC) in October of 2003. The current Preliminary Plan was approved in November of 2016. See Table 1 below for a complete approval history.

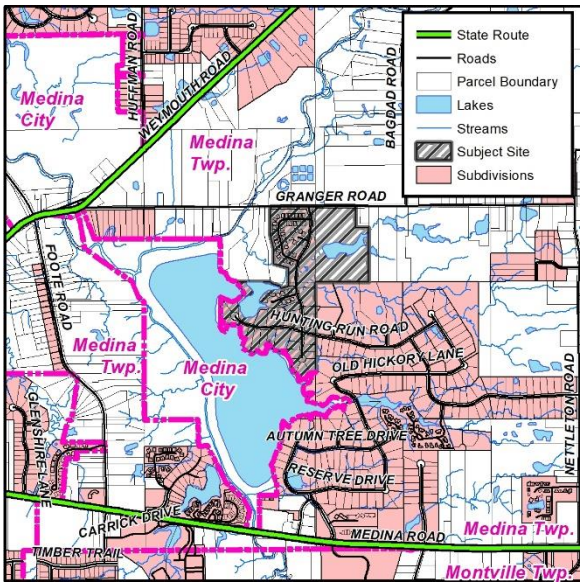
Site Conditions: The south and southwest portion of the site abuts the City of Medina (Lake Medina). A smaller pond is almost entirely contained within the site. Several streams traverse the property. There is significant relief with elevations ranging from 915 to 980+ feet. Slopes on the site range as high as 50%. Other than Falcon Crest Circle, a private street with access to Lake Forest Trail, all the streets within Phase 1 and 2 of Lake Medina Reserve are constructed and most of the lots are developed.

Access: Access to the subdivision is provided from Granger Road to the north and a connection east to the Reserve via Hunting Run Road.

Staff Comments: This report presents the Preliminary Plan and the Phase 1 Final Plat. The MCPC must vote on each item separately.

PRELIMINARY PLAN

Proposal: The developer requests approval of a new Preliminary Plan for Lake Medina Reserve subdivision. The proposal is consistent with the previously approved Preliminary Plan. [1] Staff discovered that the previous Preliminary Plan had expired when the applicant submitted the Canyon Reserve, Phase 1, Final Plat application.



Map 1: Location

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Medina Township Zoning Commission: Alliss Strogin, 7/23/2019**.** ***APPROVED.*** *Site Plan for phase 3, with a few changes, is still in compliance with Medina Township zoning. Recommend approval.*

Medina County Sanitary Engineer: Jeremy Sinko, 7/17/2019. ***APPROVED***

Medina County Highway Engineer: Matt Martin, 7/16/2019. ***APPROVED***

Ohio Dept. of Transportation (ODOT): Jared Feller, 7/16/2019. *ODOT has no objections to the Lake Medina Reserve Preliminary Plan and the Canyon Reserve Final Plat.*

Medina County Health Department: Steve Mazak, 7/11/2019. *Lake Medina Reserve Preliminary Plan and the Canyon Reserve Final Plat is planned to be serviced by sanitary sewer and public water. Therefore, our office has no comment.*

Tax Maps: Beth Mika, 4/16/2015. ***CONDITIONAL APPROVAL***

1. *Road names have been reserved for this subdivision.*
2. *Remove parcel numbers from final plat.*
3. *Recommend that final plan be submitted to Tax Maps for review before obtaining signatures.*

[1] For the purposes of this staff review the following Preliminary Plan document was utilized: *Revised Preliminary Plan for Lake Medina Reserve*: Revised 11/3/2016. Cunningham and Associates. Project No. 02-107. Filename: 02107sp-rev. One sheet: dated stamped by DPS staff 6/26/2019.

Medina County Soil and Water Conservation District: Jim Dieter, 4/9/2015. *We have no further comments at this time.*

Columbia Gas: Russ Johnson, 4/09/2015. ***APPROVED.*** *Columbia Gas Transmission Corporation has no facilities in the planned construction area.*

MCPC Approval	Subdivision Name	Date
Concept Plan	Rider	Aug. 2002
Preliminary Plan	Lake Medina Reserve	Oct. 2003
Rev. Preliminary Plan	Lake Medina Reserve	June 2004
Final Plat, Phase 1	Lake Medina Reserve	June 2004
Rev. Preliminary Plan	Lake Medina Reserve	Sept. 2004
Final Plat, Phase 1	Falcon Point at Lake Medina Reserve	Nov. 2004
Final Plat, Phase 2	Lake Medina Reserve	March 2005
Final Plat, Phase 1	Forest Ridge at Lake Medina Reserve	March 2005
Replat No. 1	Lake Medina Reserve, Phase 1	April 2005
Replat No. 1	Lake Medina Reserve, Phase 2	Sept. 2005
Final Plat, Phase 2	Falcon Point at Lake Medina Reserve	Dec. 2005
Replat No. 2	Lake Medina Reserve, Phase 1	June 2009
Replat No. 3	Lake Medina Reserve, Phase 1	Oct. 2009
Replat No. 2	Lake Medina Reserve, Phase 2	Aug. 2012
Preliminary Plan	Lake Medina Reserve	May 2015
Rev. Preliminary Plan	Lake Medina Reserve	Nov. 2016
Final Plat, Phase 3	Falcon Pt. at Lake Medina Reserve	Feb. 2017
Replat No. 1	Forest Ridge at Lake Medina Reserve	July 2017
Replat No. 2	Forest Ridge at Lake Medina Reserve	Nov. 2018
Replat No. 1	Falcon Pt. at Lake Medina Reserve, Ph. 3	Nov. 2018
Replat No. 2	Falcon Pt. at Lake Medina Reserve, Ph. 3	May 2019

Table 1: Approval History

Staff Comments:

1. The previously approved Preliminary Plan expired in November of 2018.
2. The proposed application does not alter the previously approved Preliminary Plan.
3. The proposed Preliminary Plan substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
4. The proposed Preliminary Plan appears consistent with the Medina Township Zoning Resolution (see township comments above) per § 404(C)(4)b.1.
5. The Sanitary Engineer has determined the subdivision will be adequately serviced by sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
6. The Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the Preliminary Plan for Lake Medina Reserve Subdivision.

FINAL PLAT

Proposal: The following elements are proposed on the final plat 20.8390-acre site: [2]

- 22 sublots (one through 22) served by central water and sewer.
- One block (B-1).
- One permanent private cul-de-sac street, Hidden Canyon Trail (as indicated on the Preliminary Plan).
- A utility easement shown over the area of the private street.

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

[2] For the purposes of this staff review the following Final Plat document was utilized: *Canyon Reserve at Lake Medina Reserve Subdivision Phase 1*: 6/3/2019. Cunningham and Associates. Project No. 02-107. Four sheets: dated stamped by DPS staff 6/3/2019.

Medina County Prosecutor's Office, Michael Lyons, 8/1/2019. *The homeowners association and covenants for Canyon Reserve meet with my approval.*

Medina Township Zoning Commission: Alliss Strogin, 7/23/2019**.** ***APPROVED.*** *Site Plan for phase 3, with a few changes, is still in compliance with Medina Township zoning. Recommend approval.*

Medina County Sanitary Engineer: Jeremy Sinko, 7/17/2019. ***APPROVED***

Medina County Highway Engineer: Matt Martin, 7/16/2019. ***APPROVED***

Ohio Dept. of Transportation (ODOT): Jared Feller, 7/16/2019. *ODOT has no objections to the Lake Medina Reserve Preliminary Plan and the Canyon Reserve Final Plat.*

Medina County Health Department: Steve Mazak, 7/11/2019. *Lake Medina Reserve Preliminary Plan and the Canyon Reserve Final Plat is planned to be serviced by sanitary sewer and public water. Therefore, our office has no comment.*

Staff Comments:

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
   a. An original mylar of the Final Plat… § 404(D)(2)d. ***Submit an original mylar.***
   b. The required building setback lines accurately shown with dimensions § 404(D)(2)(f)8. ***Show all setback lines.***
   c. Street names must not duplicate another in Medina County. Right-of-way width of each street within proposed subdivision and those adjoining must be shown. § 404(D)(2)(f)9. ***Indicate private street name as shown on the Preliminary Plan.***
   d. Land for public use - Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use or easements. § 404(D)(2)(f)14. ***Label Block B-1 as a Block for Future Development and indicate that the utility easement is also intended for purposes of access.***
   e. Signature and seal of a Registered Surveyor on each sheet… § 404(D)(2)(f)16. ***Provide signatures on each sheet.***
   f. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)(f)17. ***Provide notarized certification by the owner or owners of the subdivision.***
   g. Plat Certification or appropriate documentation, or letters in lieu of actual signature on the Plat for the following must be submitted… § 404(D)(2)(g)1-9. ***Provide certification from the Township, documentation and permits from County and State regulatory agencies, certification from the Medina County Sanitary Engineer, certification from the County Engineer, and acceptance of offers of dedication by County Commissioners.***
   h. Covenants and Restrictions and/or deed restrictions including establishment of Owners Association, and if applicable, assignment of responsibilities, ownership of common areas, and any other areas of responsibility or concern relative to public or private maintenance of areas or facilities. Such covenants and/or Deed

Restrictions shall be on a page or pages of the proposed Final Plat or referenced thereon and approved by the Medina County Prosecutors Office as to form and correctness.…§ 404(D)(2)(h). ***Add a note referencing the recorded HOA documents on Sheet 1.***

2. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
3. The proposed subdivision appears to conform with the Medina Township Zoning Resolution per § 404(C)(4)b.1.
4. The Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
5. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4).3.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Canyon Reserve at Lake Medina Reserve, Phase 1, Final Plat. The Final Plat must be corrected by satisfying all staff comments listed above.

The following steps must be completed to finalize the Final Plat approval:

1. Three copies of the corrected Final Plat and a PDF of the layout must be submitted to the Department of Planning Services (DPS) for transmittal to the appropriate agencies.
2. All approval conditions must be satisfied prior to the Director signing the Final Plat.
3. Upon recordation, the applicant shall provide a copy of the recorded Final Plat to the DPS.

Attachments: GIS maps
Preliminary Plan
Final Plat

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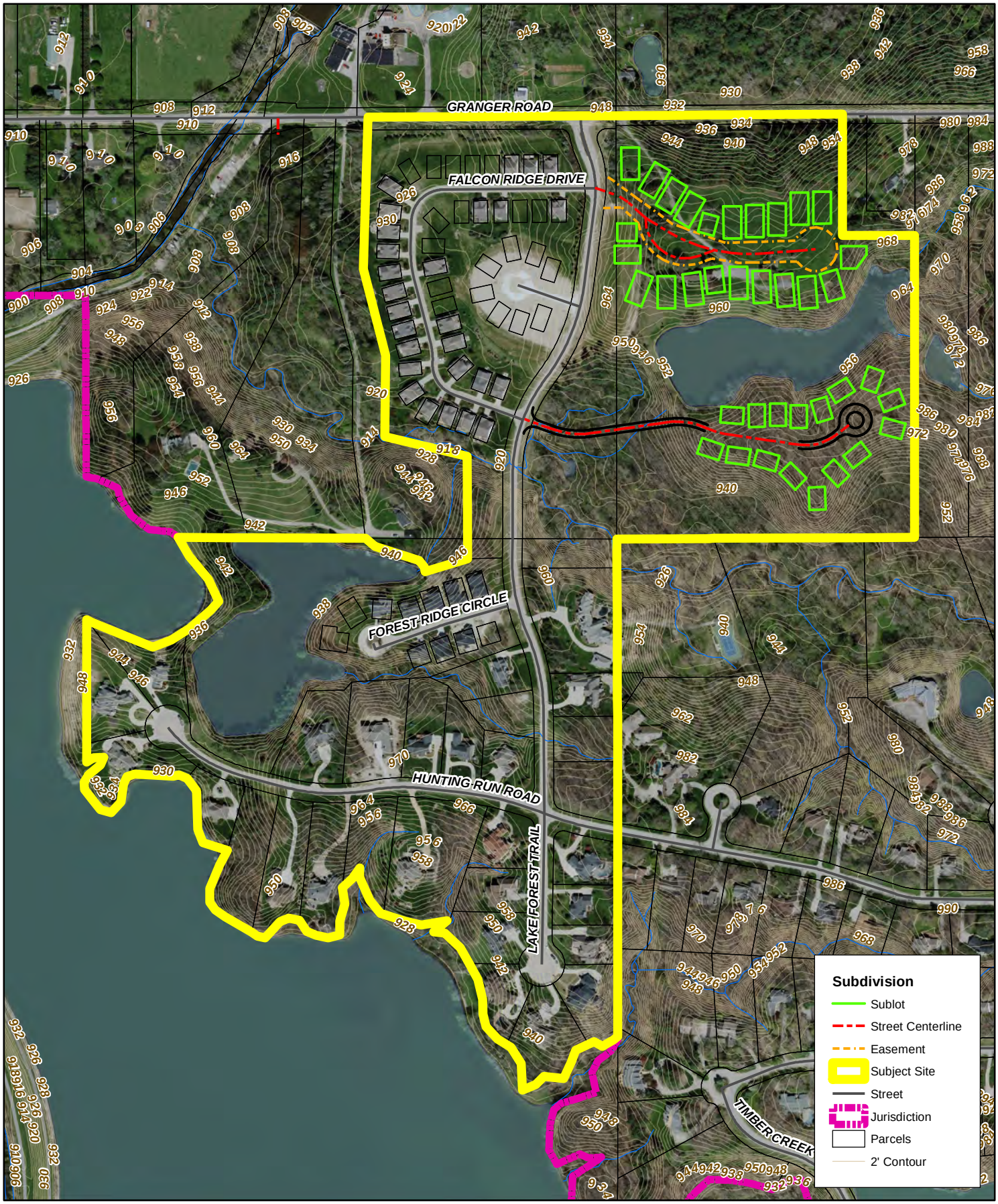


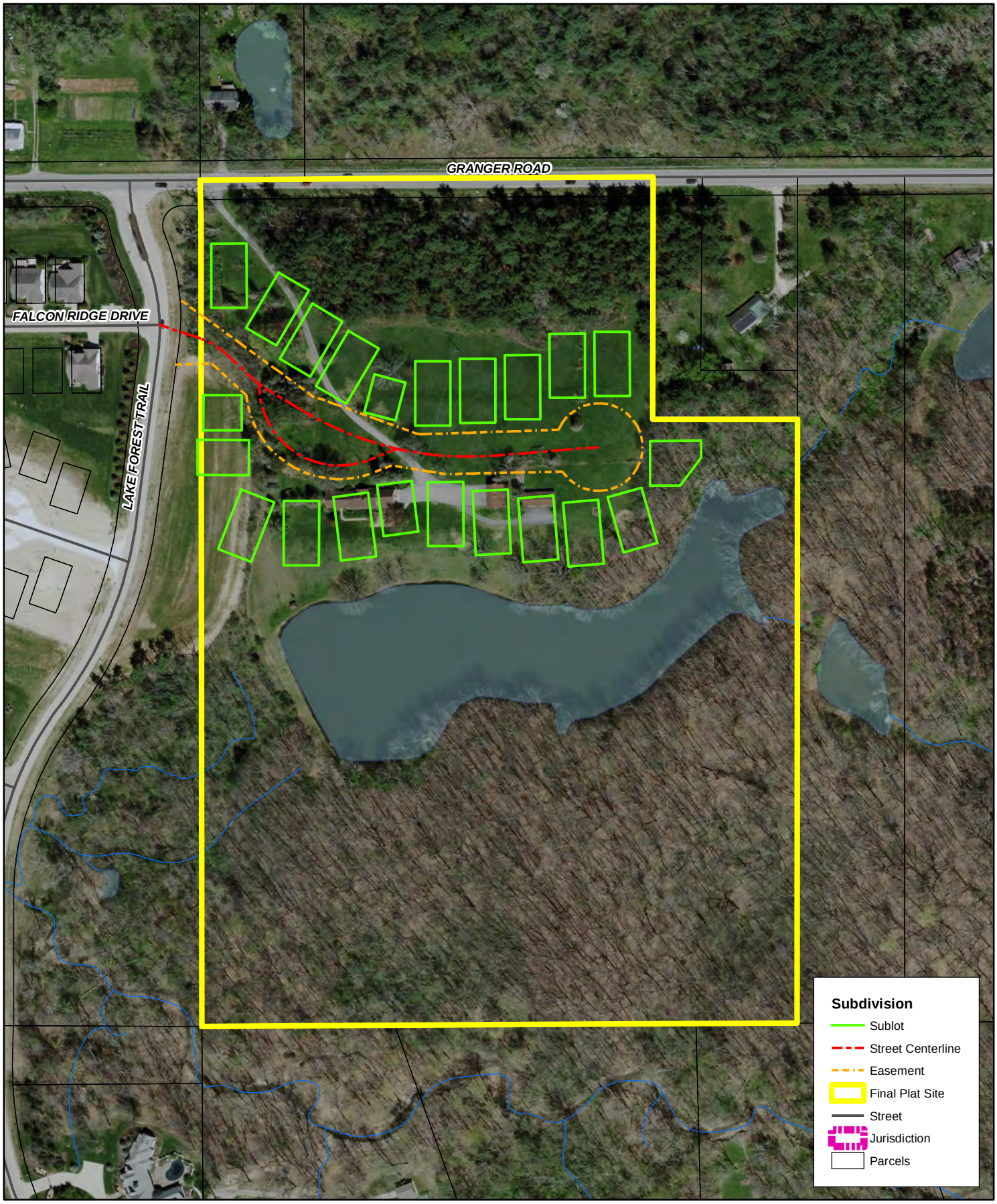
Medina County Ohio

Visit us on the web at www.planning.co.medina.oh.us

Lake Medina Reserve
Preliminary Plan
App. 056-2019-PP
Medina Township

Meeting Date: 8/7/2019
Zoning: UR - Planned Dev.
Sublots: 129
Area: 86.7 acres

1:4,800
0 55 110 220 330 440
Feet



Medina County Ohio

PLANNING SERVICES

Visit us on the web at www.planning.co.medina.oh.us

Canyon Reserve, Ph. 1
Final Plat
App. 049-2019-FP
Medina Township

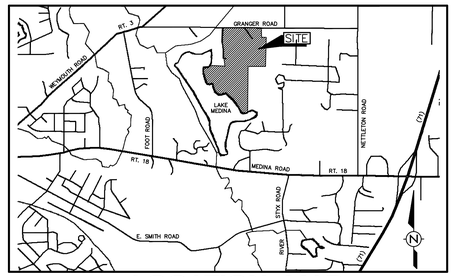
Meeting Date: 8/7/2019
Zoning: UR - Planned Dev.
Sublots: 22
Area: 31.0188 acres

1:2,400

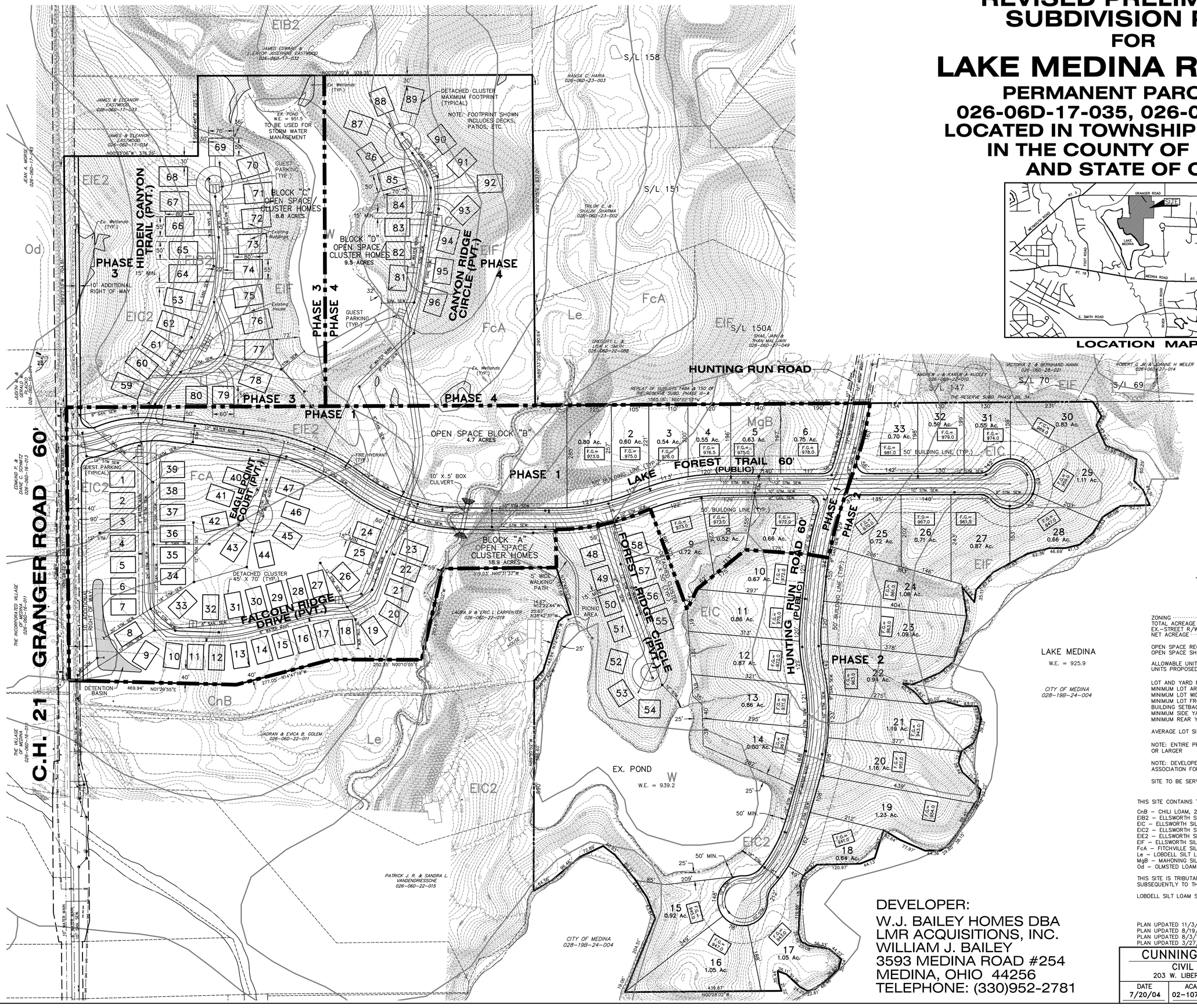
0 25 50 100 150 200

Feet

REVISED PRELIMINARY SUBDIVISION PLAN
FOR
LAKE MEDINA RESERVE
PERMANENT PARCEL #'S 026-06D-17-035, 026-06D-22-017 LOCATED IN TOWNSHIP OF MEDINA IN THE COUNTY OF MEDINA AND STATE OF OHIO



LOCATION MAP



SCALE: 1"=100'

SITE DATA

ZONING	UR – PLANNED DEVELOPMENT
TOTAL ACREAGE	86.7 AC.
EX.–STREET R/W	1.0 AC.
NET ACREAGE	85.7 AC.
OPEN SPACE REQUIRED	(85.7 AC. X 25%) = 21.4 AC.
OPEN SPACE SHOWN	41.9 AC.
ALLOWABLE UNITS	(2 UNITS/AC X 85.7 AC.) = 171 UNITS
UNITS PROPOSED	33 S.F. + 96 CLUSTERS = 129 UNITS

LOT AND YARD REQUIREMENTS: (SINGLE FAMILY)

MINIMUM LOT AREA	12,750 SQ. FT.(0.29 ACRES)
MINIMUM LOT WIDTH	75' AT BLDG. LINE
MINIMUM LOT FRONTAGE	50'
BUILDING SETBACK	50 FEET
MINIMUM SIDE YARD	10 FEET
MINIMUM REAR YARD	30 FEET
AVERAGE LOT SIZE	34,502 S.F. (0.79 ACRES)

NOTE: ENTIRE PROPERTY IS WOODED, 75% OF TREES ARE 12" OR LARGER

NOTE: DEVELOPER WILL DEPOSIT $12,000.00 WITH HOMEOWNER ASSOCIATION FOR RECREATIONAL PURPOSES.

SITE TO BE SERVICED BY SANITARY SEWERS AND WATER MAINS

THIS SITE CONTAINS THE FOLLOWING SOIL TYPES:

CnB – CHILI LOAM, 2 TO 6 PERCENT SLOPES
EIB2 – ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
EIC – ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES
EIC2 – ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED
EIE2 – ELLSWORTH SILT LOAM, 12 TO 25 PERCENT SLOPES, MODERATELY ERODED
EIF – ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES
FcA – FITCHVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES
Le – LOBDELL SILT LOAM
MgB – MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES
Od – OLMSTED LOAM

THIS SITE IS TRIBUTARY TO MEDINA RESERVOIR & SUBSEQUENTLY TO THE WEST BRANCH ROCKY RIVER

LOBDELL SILT LOAM SOILS ARE PRONE TO FLOODING.

PLAN UPDATED 11/3/16
PLAN UPDATED 8/19/16
PLAN UPDATED 8/3/16
PLAN UPDATED 3/27/15

DEVELOPER:
W.J. BAILEY HOMES DBA
LMR ACQUISITIONS, INC.
WILLIAM J. BAILEY
3593 MEDINA ROAD #254
MEDINA, OHIO 44256
TELEPHONE: (330)952-2781

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 725-5980

DATE	ACAD FILE No.	PROJECT No.	SHEET No.
7/20/04	02-107\02107sp-rev	02-107	1 OF 1

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CANYON RESERVE AT LAKE MEDINA RESERVE SUBDIVISION PHASE 1

CREATING SUBLOTS 1 THROUGH 22 INCLUSIVE AND BLOCK "B-1"
KNOWN AS BEING A REPLAT OF BLOCK "B"
AS RECORDED IN PLAT DOCUMENT NO. 2004PL000115 OF MEDINA COUNTY RECORDERS PLAT RECORDS
AND BEING PART OF MEDINA TOWNSHIP LOTS 57 & 58 & 69
SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA & STATE OF OHIO

PLANS PREPARED BY:

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

ACCEPTANCE & DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT LMR ACQUISITIONS, INC., BY WILLIAM J. BAILEY, PRESIDENT, OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY OWN FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND BELOW. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

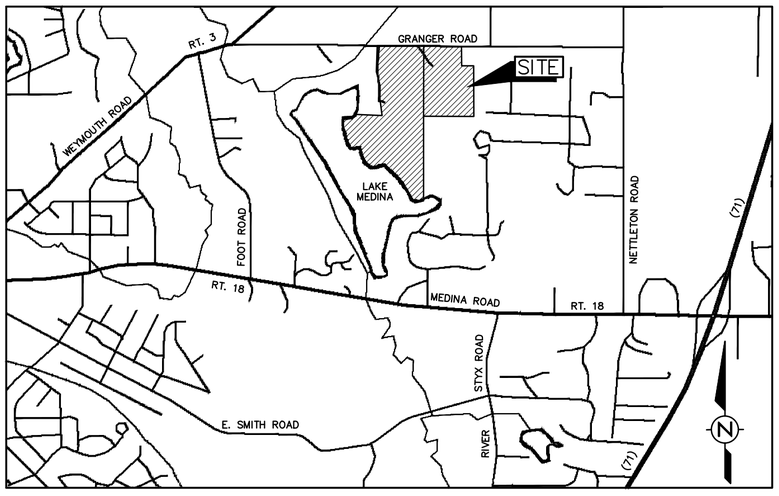
LMR ACQUISITIONS, INC.

_____ _____
WILLIAM J. BAILEY, PRESIDENT DATE

COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. BAILEY, PRESIDENT WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT , OHIO THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP

ACREAGE

LOTS (22)	2.5937 Ac.
BLOCKS (1)	27.7806 Ac.
RIGHT OF WAY	0.6445 Ac.
TOTAL	31.0188 Ac.

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

This document was originally issued by Douglas S. Jewel on June 03, 2019.
This document is not considered a sealed document.

_____
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

APPROVALS:

THE TRUSTEES OF MEDINA TOWNSHIP ON THIS _____ DAY OF _____, 20___ HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN, TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.

_____
DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20_____ HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY ENGINEER.

_____ _____ _____
PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

_____ _____
MEDINA COUNTY ENGINEER DATE

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

_____ _____
MEDINA COUNTY SANITARY ENGINEER DATE

APPROVED FOR TRANSFER THIS ___ DAY OF _____, 20___.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ___ DAY OF _____, 20___.

_____
MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 20___.
AT _____ A.M./P.M.
RECORDED IN PLAT DOCUMENT NO. _____
FEE: $_____

_____
MEDINA COUNTY RECORDER

CANYON RESERVE AT LAKE MEDINA RESERVE SUBDIVISION PHASE 1

LOCATED IN TOWNSHIP OF MEDINA COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

GRANGER ROAD (C.H. 21) R/W VARIES

N00°24'40"W 1319.76' R. 1319.52' M.
1315.4' R.

JAMES EDWARD & ELANOR JOSEPHINE EASTWOOD
OR-346, PG. 233
12/15/1986

165.7' R. & U.

@ 35.10'

@ 0.21' W.

N00°24'12"W 1314.3' R. 1319.45' M.
939.3' R. 939.35' M.

165.7' R.
165.87' S. & M.
N89°36'24"E

S/L 158
THE RESERVE SUB'D. PH.III-A
PLAT BK. 22, PG. 23

375.0' R. 380.10' C.

JAMES E. & ELANOR J. EASTWOOD
DEED VOL. 225, PG. 598
7/08/1955

225.00' R. & U.

N89°34'53"E
225.00' R. & U.

0.1263 AC.

S/L 2
0.1010 AC.

N90°00'00"W
1.69'
N00°13'41"W 55.00'
S00°00'00"E 55.00'
0.0023 AC.
N90°00'00"E
1.91'

DETAIL
1"=20'

JAMES E. & ELANOR J. EASTWOOD
DEED VOL. 314, PG. 436
8/18/1964

@ 40.00'

USED N&S
0.17' W.

N00°24'12"W 375.0' R. 380.10' C.
340.10'

S/L 12
0.1121 AC.

S/L 11
0.1136 AC.

S/L 13
0.1263 AC.

S/L 10
0.1263 AC.

S/L 14
0.1263 AC.

S/L 9
0.1263 AC.

S/L 15
0.1263 AC.

S/L 8
0.1263 AC.

S/L 16
0.1263 AC.

S/L 7
0.1263 AC.

S/L 17
0.1263 AC.

S/L 6
0.1010 AC.

S/L 18
0.0700 AC.

S68°11'05"W 47.66'

S/L 5
0.1263 AC.

S/L 19
0.1263 AC.

S/L 20
0.1263 AC.

S/L 4
0.1263 AC.

S/L 21
0.1263 AC.

S59°23'43"E 71.45'

S/L 3
0.1263 AC.

N47°20'35"W
62.74'

S/L 22
0.1263 AC.

S/L 1
0.0758 AC.

S/L 2
0.1010 AC.

DETAIL

N85°10'33"E 163.52'

CROSSBOW DEVELOPMENT, INC.
DOC. NO. 20040R044662
11/16/2004

BLOCK "B-1"
27.7806 AC.

930.80'
N89°48'19"E

S/L 151
THE RESERVE SUB'D. PH.III-A
PLAT BK. 22, PG. 23

S/L 1A
LAKE MEDINA RESERVE SUB'D.
PH. 1 REPLAT NO. 1
PLAT DOC. NO. 2005PL000041

N89°34'53"E
702.6' R. 701.77' M.

N89°34'53"E 701.89'

LOT 57
LOT 58

30'
40'

@ 34.16'

S89°28'32"W
28.36'

S71°34'56"E
70.93'

S07°02'33"W 277.87'

270.22'

N00°13'41"W 1315.82' R. & M.

LOT 57
LOT 58

LOT 70
LOT 69

N00°22'57"W
88.92'

CROSSBOW DEVELOPMENT, INC.
DOC. NO. 20030R058090
10/31/2003

BLOCK "B"

LAKE MEDINA RESERVE SUB'D. PH. 1
PLAT DOC. NO. 2004PL000115

EX. 12' UTILITY / COMMUNICATIONS ESMT.

287.90'
N89°50'18"E

S/L 1B
LAKE MEDINA RESERVE SUB'D.
PH. 1 REPLAT NO. 2
PLAT DOC. NO. 2005PL000041

S00°01'07"W 257.28'

LAKE FOREST TRAIL (T.H. 846) 60' R/W

1 R = 30.00 Δ = 107°43'08" A = 56.40 T = 41.08 C = 48.45 N35°36'58"E	2 R = 260.00 Δ = 3°03'54" A = 13.91 T = 6.96 C = 13.91 N19°46'33"W	3 R = 330.00 Δ = 28°21'03" A = 163.29 T = 83.35 C = 161.63 N7°07'59"W	4 R = 640.00 Δ = 29°49'18" A = 333.11 T = 170.42 C = 329.36 N21°57'12"E
5 R = 470.00 Δ = 36°50'44" A = 302.24 T = 156.56 C = 297.06 N18°26'29"E	6 R = 570.00 Δ = 3°13'34" A = 32.10 T = 16.05 C = 32.09 N01°35'40"W	7 R = 100.00 Δ = 24°14'21" A = 42.31 T = 21.47 C = 41.99 N59°27'46"W	8 R = 100.00 Δ = 12°03'08" A = 21.03 T = 10.56 C = 21.00 S53°22'09"E
9 R = 125.00 Δ = 112°33'39" A = 245.57 T = 187.29 C = 207.94 S55°32'06"W	10 R = 500.00 Δ = 35°25'45" A = 309.18 T = 159.71 C = 304.28 S77°06'35"E		

SHADING LEGEND

- UTILITY EASEMENT
- SANITATY SEWER EASEMENT
- DEDICATED STREETS

LEGEND:

- ⌀ 1/2" REBAR FD. & USED AS NOTED
- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊗ 1/2" I. PIPE FD. & USED AS NOTED
- ◉ 1" I. PIPE FD. & USED
- ⊠ STONE FD. & USED
- ⌑ 3/4" REBAR MON. PIN FD. & USED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

STATE OF OHIO
DOUGLAS S. JEWELL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

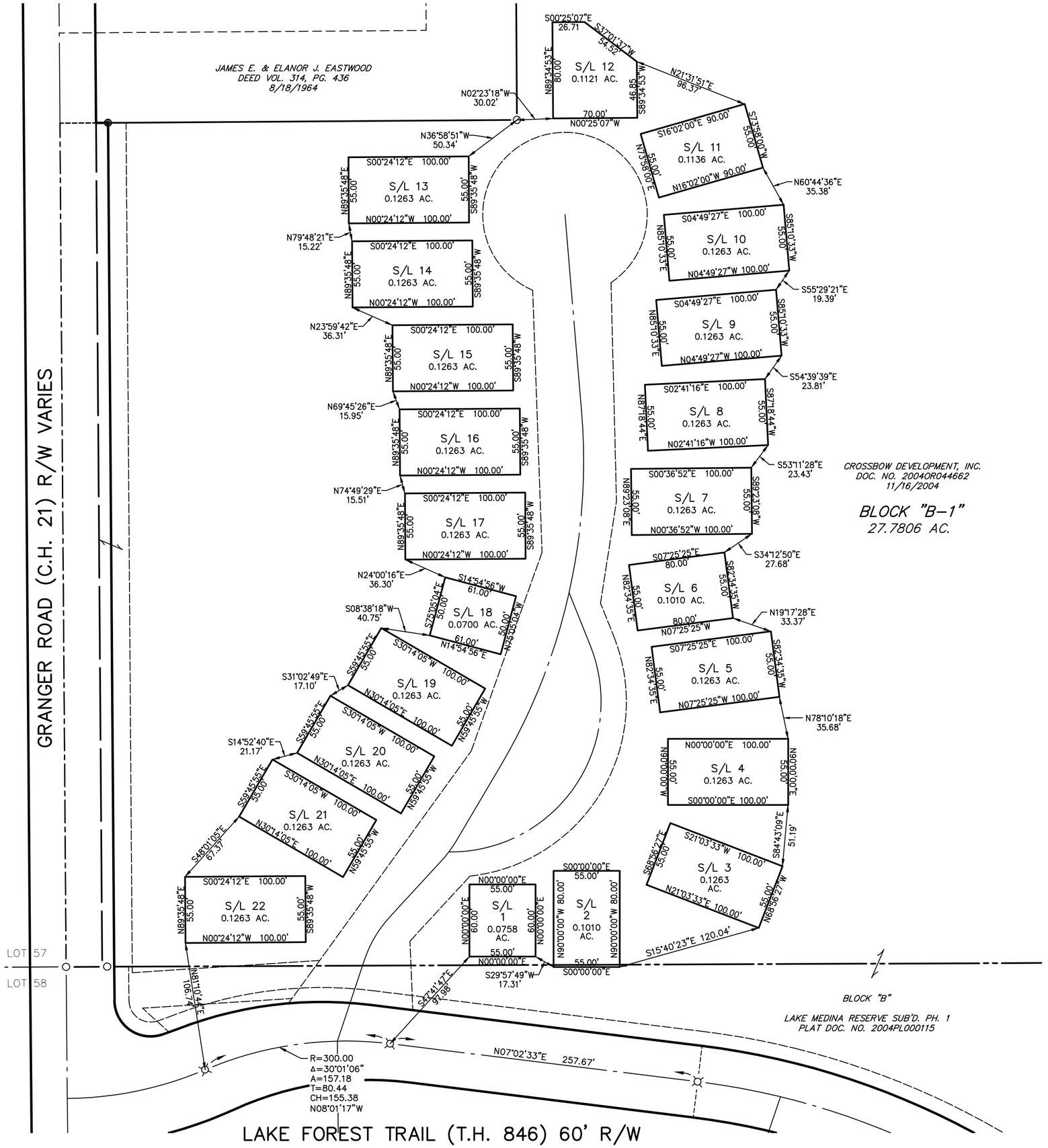
N

100 0 100 200
Scale: 1" = 100'

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

DRAWN BY: TEM
DATE: 5/16/19
CHECKED BY: _____
DATE: _____
PROJECT No. 02-107
ACAD FILE No. M:\...\02107-CANYON-PH1.dwg
SCALE: 1"=100'

SHEET NO. 2 / 4



LEGEND:

- ⊘ 1/2" REBAR FD. & USED AS NOTED
- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊗ 1/2" I. PIPE FD. & USED AS NOTED
- ◉ 1" I. PIPE FD. & USED
- ⊠ STONE FD. & USED
- ⌑ 3/4" REBAR MON. PIN FD. & USED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

STATE OF OHIO
DOUGLAS S. JEWELL
S-8007
REGISTERED
PROFESSIONAL SURVEYOR

60 0 60 120
Scale: 1" = 60'

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

CANYON RESERVE AT LAKE MEDINA RESERVE SUBDIVISION PHASE 1

LOCATED IN
TOWNSHIP OF MEDINA COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: TEM
DATE: 5/16/19
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ACAD FILE No. M:\...\02107-CANYON-PH1.dwg
SCALE: 1"=60'

SHEET NO. 3 / 4

GRANGER ROAD (C.H. 21) (R/W VARIES)

JAMES E. & ELANOR J. EASTWOOD
DEED VOL. 314, PG. 436
8/18/1964

N00°24'12"W
15.00'

15' SANITARY
SEWER
EASEMENT

N89°34'53"E 701.89'

S89°34'53"W 707.00'

R =68.40
Δ =302°50'54"
A =361.56
T =37.26
C =65.44
N05°27'13"W

S88°34'00"W 181.78'

S87°57'43"W 218.21'

CROSSBOW DEVELOPMENT, INC.
DOC. NO. 200400R044662
11/16/2004

N81°05'35"W
85.84'

S68°11'05"W
29.79'

N70°23'11"W 175.31'

UTILITY
EASEMENT

R =146.00
Δ =105°34'45"
A =269.03
T =192.27
C =232.55
S59°01'33"E

N54°07'35"W 226.28'

N54°07'35"W
11.17'

N53°48'53"W
27.90'

N47°20'35"W
73.55'

LOT 57

LOT 58

N03°44'01"W 156.16'

30' SANITARY
SEWER ESMT.

N03°44'01"W 124.55'

S89°28'32"W
28.36'

N87°39'25"E
57.42'

N53°48'53"W
32.95'

N07°02'33"E
35.45'

12' UTILITY / COMMUNICATIONS ESMT.

BLOCK "B"

LAKE MEDINA RESERVE SUB'D. PH. 1
PLAT DOC. NO. 2004PL000115

R =30.00
Δ =107°43'08"
A =56.40
T =41.08
C =48.45
S35°36'58"W

S42°11'08"W
29.79'

R =260.00
Δ =1°23'44"
A =6.33
T =3.17
C =6.33
S18°56'29"E

R =330.00
Δ =11°52'26"
A =68.39
T =34.32
C =68.27
N01°06'20"E

LAKE FOREST TRAIL (T.H. 846) (60' R/W)

SHADING LEGEND

- UTILITY EASEMENT
- SANITATY SEWER EASEMENT
- DEDICATED STREETS

STATE OF OHIO
DOUGLAS S. JEWELL
E-8007
REGISTERED PROFESSIONAL SURVEYOR

LEGEND:

- ⊘ 1/2" REBAR FD. & USED AS NOTED
- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊗ 1/2" I. PIPE FD. & USED AS NOTED
- ⊛ 1" I. PIPE FD. & USED
- ⊠ STONE FD. & USED
- ⌑ 3/4" REBAR MON. PIN FD. & USED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

N

60 0 60 120

Scale: 1" = 60'

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SCALE: 1"=60'

SHEET NO. 4 / 4